

Hello Village Grove Members!

We hope that this newsletter finds you doing well. We just wanted to provide you with a few updates from around the complex.

- **Condo main Insurance**
 - While the state refused State Farms request for the emergency 22% policy increase costs, this will still be going out
 - For the first time in YEARS, Farmers Insurance is sending out someone to the complex, for a in person complex walk through Friday 3/28/2025
 - The HOA Board of Directors works hard to arrange this so that they could accompany this walk through, rather than just letting them walk on their own
 - Timing is not the best with the newly exposed California Mandated Balcony Project further damage uncovered, but the board could not push it further out
 - More to come, but expect significant increases in our insurance
 - This is happening across the board
 - Many owners report that personal secondary insurance has more than doubled
 - Farmers does give us a significant discount for our years with them
 - The board will entertain different companies, but with the current state of California, costs will be significantly increased no matter who we go with
- **Annual Pond Clean out coming next week!**
 - Annual Pond Clean Out is part of the budgeted expenditures
 - The projected date is April 1st & 2nd
 - They plan to increase the flow to the second filter on the main pond to correct the surging that occasionally occurs on the fountain
 - Fish are growing and doing well!
 - So much so that we had to 'escort' a large bird from the property over the weekend that was looking for a tasty snack!!
- **Pool Heater Maintenance**
 - In an effort to prolong the life of our pool heater, we will be having it serviced
 - Full heater servicing is \$790, plus possible \$300 if a 'soot clean out' is needed
 - If this is needed, the board has requested either being shown this prior to the clean out or pictures be taken for us to verify what this work is
 - It was reported that the spa heater was not working, we have requested the pool vendor to investigate this as well
 - Pool heater is scheduled to be turned on the week of 3/31
- **Power Surge over last weekend**
 - This may have messed up some of our timers
 - We have notified our handyman, Rick, who will inspect on his next site visit

- Please notify Brockman if you see any lights or any electrical areas that are not working correctly
 - 2nd floor main stairway light has already been reported
- **California Mandated Balcony Project**
 - Our new contractors, Peter T. Erdelyi & Associates, did a site visit on Monday, 3/24/2025 to verify the report that was created by the prior vendor
 - They noticed damage to one of the main beams supporting the condo walkway on the West Side
 - Further 'destructive testing' was required, and unfortunately, more damage was found to all 4 of these beams.
 - This will require a more extensive repair job to these beams, possibly adding side braces and/or cutting into condos for the repairs.
 - Next steps are for the new contractor to create the plans and submit to the city for permitting
 - They are working closely with our construction contractor, Crown Construction, on these openings
 - Currently many of the openings covering have been removed for today's inspections
 - We will closely monitor the weather to see if they are needed to be replaced
 - Peter & Assoc stated that it should take approximately 2 weeks to create the plans, then will submit to the city
 - Then it is a waiting game on the city....
 - **We are still on LIMITED USE of balconies until project is complete**
- **Biannual Guard Shack Number Update- SHORT DEADLINE**
 - Twice a year, we pay for our phone vendor to come out to update the phone numbers that are programmed into the guard shack
 - There is a cost to this, that is why we only do this twice per year
 - If your number has changed, or you wish for the programmed number to change, please contact Brockman Properties before the end of the month **(3/31/2025)**
 - Once you are called from the guard shack, press **5** from your phone to open the walk-through gate; press **9** to open the drive through gate
- **Board is working on quotes for Condo Carpet area**
 - **Do you know a good LICENSED carpeting/ flooring company?**
 - Please share information to Brockman Properties for us to reach out to them for ideas and quotes
 - Due to the delay in the California Mandated Balcony Project, we pushed the carpet project out a touch
 - We have a vendor coming out mid-April for a quote
 - As stated in the meetings, per the Reserve Study, this carpet has a 10-year life, which has expired

- This carpet is a SAFETY CONCERN, is also in VERY bad shape and is in need of repairs, but unfortunately cannot be patched and must be replaced
 - We encourage all owners to check it out for themselves & walk the 2nd & 3rd floor of the condo buildings (especially 3rd floor)
 - Once new flooring is installed, owners may be held responsible for stains outside of their units
 - This project is scheduled to proceed AFTER Mandated California Balcony Project pricing are secured
- **Clubhouse Rentals**
 - Summer is coming!
 - Pool heater will be turned on during the week of March 31st
 - For anyone using the pool area, please return the chairs, tables and any umbrellas back to their normal positions
 - The umbrellas are no longer in good shape and maybe removed at any time
 - Currently no plan for the HOA funds to replace them, unless we have funds after other projects are priced out or if we find quality ones for a good price
 - Please submit all clubhouse rentals to Brockman Properties via email
 - The rentals are first come/ first get
 - We usually cannot accommodate both a Saturday and Sunday rentals from different members, therefore, while your clubhouse rental is just for the one day, in most cases that will block out the weekend
 - Clubhouse will be checked before and after rentals for cleanliness & that there is no damage
 - **Deposit check of \$150 (made out to Brockman Properties) is still required for renting the clubhouse & will be returned after final inspection, assuming no damage & it is left clean**
 - Please print and complete form for clubhouse rental that is located on the Village Grove website
 - Clubhouse must be returned clean, trash taken out (with member trash bags being used to replace full ones) including areas around the pool if your party used those areas
 - As a reminder, club house rentals only include the club house and the table under the awning- pool can never be fully rented out and pool & chairs around pool are always available for anyone to use
 - Please do not lay towels down on all of the chairs to 'reserve' them
 - Recently member Don & Karen SCRUBBED the clubhouse, even the kitchen grout, to get it in great shape. Let's keep it that way please! (thank you Don & Karen!)
- **Gardeners**
 - The board understands that more could be done by the gardeners

- As previously discussed, the HOA board is working hard to not have to ask for more money towards the California Mandated Balcony Project, so we have tried to put other discretionary fund spending
- Once we have the plans submitted to the city, and an estimate secured from the construction team, we will be able to take further steps in a meeting with current gardeners and possibly interviewing other gardeners
- The California Mandated Balcony Project must take priority, as we are already having extra costs adding on to this project due to the opening in the walls
 - Twice bees have built a hive in there
 - Watching to make sure rain water/ moisture gets in and further causes damage
- IF you know any gardeners, please share their information with Alyceanne
 - They must be licensed and bonded
- If you disagree with this route, please add this to the upcoming meeting agenda
- The board is doing our best with the funding that we currently have, especially with the California Mandated Balcony Project.
 - This project could be north of \$600,000
- **Complex Paper Roof Project**
 - As quotes normally are only good for 30-90 days, your board has not yet gotten official estimates on the project yet
 - We have a rough idea of the costs, based on ones that had been completed prior, but this amount will almost certainly be higher due to the state of the world right now
 - Your board HOPES to start getting quotes this summer to start this project possibly in the fall, depending on completion of other projects.
 - This will be a 3-4 year project
 - Priority will be given to areas of need, based on vendor recommendation
 - This ensures no favoritism in order of completion

Our next owner meeting is currently scheduled for April 30th. If you have a topic that you would like discussed, please forward to Alyceanne. The main purpose of this meeting will be to notify owners of potential liens being started on a couple owners, following the collection policy guidelines.

Any questions or concerns, please email them to Alyceanne at Brockman Properties.

Thank you for being amazing neighbors!

- Your HOA Board of Directors